## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address	106/34 Princeton Terrace, Bundoora Vic 3083
Including suburb and	
postcode	
9	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$420,000 & \$440,000	Range between	\$420,000	&	\$440,000
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### Median sale price

Median price	\$467,500	Pro	perty Type	Jnit		Suburb	Bundoora
Period - From	01/10/2024	to	31/12/2024		Source	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	7/42 Ormond Blvd BUNDOORA 3083	\$439,000	18/09/2024
2	112/34 Princeton Tce BUNDOORA 3083	\$431,000	04/06/2024
3	5/25 Princeton Tce BUNDOORA 3083	\$435,000	24/05/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/02/2025 15:24
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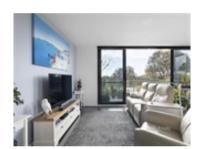




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$420,000 - \$440,000 Median Unit Price December quarter 2024: \$467,500

# Comparable Properties



7/42 Ormond Blvd BUNDOORA 3083 (REI/VG)

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2



1

Agent Comments

Price: \$439,000 Method: Private Sale Date: 18/09/2024 Property Type: Unit



112/34 Princeton Tce BUNDOORA 3083 (REI/VG)

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**Agent Comments** 

Price: \$431,000 Method: Private Sale Date: 04/06/2024 Property Type: Unit



5/25 Princeton Tce BUNDOORA 3083 (REI/VG)

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2



1



Price: \$435,000

Method: Sold Before Auction

Date: 24/05/2024

Property Type: Apartment

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



